

Minutes of the Special Review Meeting
Milton Library, 121 Union Street
The Granary at Draper Farm
July 29, 2021 2:00 PM

A meeting of the Special Review Committee began discussions on the annexation petition from Sand Hill, LLC and Su-Sax Acres, LLC for the large-scale development of The Granary at Draper Farm.

Present at the committee meeting were: Richard Trask, Town of Milton Planning and Zoning Commission Chair; Kristy Rogers, Town of Milton Town Manager; John Collier, Town of Milton Councilman, Lee Revis-Plank Town of Milton Councilwoman and Tom Quass, Town of Milton Project Coordinator.

Also present at the meeting from Convergence Investments were Colby Cox, Managing Partner and CEO, Amy Puccia, Director of Projects and IR, Spencer Van Schaack, Vice President Development, David Hutt, Land Planning Attorney, and Zach Crouch, Engineer DBF Engineers.

Also present in the meeting room were a contingency of residents that expressed an interest in the project.

Call to order by Mr. Collier at 2:00 PM

Roll Call

Approval of the agenda, motion by Ms. Revis-Plank and seconded by Mr. Trask – no dissenters.

Mr. Trask was appointed Secretary

First on the agenda was a discussion, led by Mr. Collier, on the details of Town Charter Section 3 entitled “Annexation of Territory”. The purpose of this discussion was to define the intent of the Special Review Committee, including findings of impacts, advantages, disadvantages, cost-benefit analyses, and the development of a written report. This discussion was intended to set the tone and expectations for the proceedings.

The main event of the meeting was to hear a presentation from Mr. Colby Cox on the vision of The Granary at Draper Farm.

To begin Mr. Cox outlined the vision and intent of his company and the type of developments his company develops. His company is in the business of Master Plan Community Development, of which he indicates he is a niche player in the bigger real estate development market. He indicated that the land in question, for this development,

has been in his family for the past 80 years and this project is a joint venture with his mother and sister, all principles in the land ownership.

In defining his vision Mr. Cox indicated that The Granary at Draper Farm is a planned and orderly extension of the Town of Milton, following the form and pattern of the Town, and designed using traditional town planning principles.

These principles include walkable neighborhoods of distinct character, interconnected streets and trails, integrated parkland as a framework, and the inclusion of dedicated areas for social gatherings and larger town-wide events.

Environmental resiliency and respect for the culture of Milton are key components that have informed land uses and patterns in the plan.

The Granary at Draper Farm at a Glance:

- 1,350 residential homes with an approximate mix of 65% single family homes and the balance in a variety of building configurations
- Public benefits include 55 acres of publicly dedicated open space, parkland, and recreational areas.
- Up to 60,000 sq. ft. of supportive non-residential uses planned to include: a farmer's market, micro-brewery incubator, working granary, community gathering spaces, and retail.
- The community is linked to the Town with approximately 3 miles of walking and biking trails, multi-use paths, and connected sidewalks. An underpass is planned at Sand Hill Road to allow a safe, unobstructed crossing of this arterial.
- Two club-houses dedicated for use by the residents of the community.
- The developer is asking for R-2 Zoning with an LPD overlay.

Further information on the projected vision of the community can be seen in the marketing materials provided by Convergence Investments.

Further discussion was centered around a responsible "phased" growth strategy. As phases are completed, it is intended that the streets will be adopted into the Town of Milton. It is predicted that this community will be completed in about 20 years.

Finally, Mr. Cox consented to field questions from the audience. Many different questions were asked, most looking for details on how this community will intersect with their living areas in adjoining areas of Milton. Because the presentation was intended to be conceptual, many of the questions concerning details were not able to be answered. Overall, it appeared that Mr. Cox helped to quell some of the anxiety in the audience.

The next meeting of the Special Review Committee is planned for August 12, 2021 at 2:00 PM in the library meeting rooms.

The Special Review Committee meeting was adjourned on a motion by Mr. Trask at 3:50 PM.